



Zoning Administrator Hearing

Minutes

Mizner Conference Room
Mesa City Plaza Building, Suite 130
20 East Main Street
Mesa, Arizona, 85201

John S. Gendron
Hearing Officer

DATE August 14, 2007

TIME 1:30 P.M.

Staff Present

Jeff McVay
Jim Hash
Constance Bachman

Others Present

Robert Singer
Gerry Karcher
Zyg Hwasnica
Tim Sweeney

CASES

- Case No.: ZA07-082
- Location: 925 thru 1121 South Gilbert Road and 2024 thru 2106 East Southern Avenue
- Subject: Requesting a Special Use Permit (SUP) to allow modification of a comprehensive sign plan for a group commercial development in the C-2 zoning district.
- Decision: Approved with the following conditions.
1. *Compliance with sign plan submitted.*
 2. *Notice shall be provided to Planning Division staff when sign permits are approved.*
 3. *Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.*
- Summary: Robert Singer represented the SUP request, noting that he did not have additional information to add and was in agreement with the staff recommendation. Mr. Gendron discussed the sign plan, the phasing plan, and triggers for changes with the applicant and staff. Mr. Hash provided a staff report and recommendation. Mr. Gendron noted the improvements that will be made in the overall compliance of signage with current standards and the consistency with the intent of the Sign Code in approving the request.
- Finding of Facts:
- The Special Use Permit (SUP) allows the property owner to maintain the viability of the center and the surrounding commercial properties by providing additional monument signage in order to attract national tenants.
 - The CSP provides a phased plan to bring all non-conforming signage into full compliance with current Code requirements, while enhancing and refreshing the appearance of the center with updated exterior colors and design elements to complement the existing center.

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- The original comprehensive sign plan for Santa Fe Square was approved in October of 1985 (BA85-148), which was a required condition of case SPM84-21 and SPM84-19 that gave approval for the construction of the commercial group center.
- The attached signage included in the supplemental request allows for attached signage for AutoZone. The modification allows an attached sign that is not directly attached to the lease space due to architectural design of the structural shear wall at the north end of the front of the building, AutoZone's main entrance. The attached AutoZone signage must cross the lease line due to the location of that canopy in relation to the tenant space.

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Case No.: ZA07-083

Location: 1549 West 1st Street

Subject: Requesting a variance to allow the enclosure of an existing carport into a garage in the R1-6 zoning district.

Decision: **Continued to August 28, 2007 hearing.**

Summary: N/A

Finding of Facts: N/A

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Case No.: ZA07-084

Location: 6055 East Southern

Subject: Requesting a Special Use Permit (SUP) to allow a car rental agency with ancillary outdoor vehicle storage in the C-2 zoning district.

Decision: Approved with the following conditions.
1. Compliance with the submitted Site Plan.
2. The use of vehicle signs shall be prohibited.
3. Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.

Summary: Tim Sweeney represented the SUP request, noting that he did not have additional information to provide and his agreement with the staff recommendation. Mr. Gendron discussed the number of vehicles that would be available, the size of the vehicles available, the storage of vehicles, the availability of parking, and signage with the applicant and staff. Mr. Hash provided a staff report and recommendation. Mr. Gendron noted the car rental agency is consistent with the intent of the Zoning Ordinance and would be compatible with the surrounding properties. Mr. Gendron included an additional condition of approval prohibiting vehicle signs.

Finding of Fact:

- The SUP allows the property tenant to conduct business as a rental car agency within the group commercial center located at 6055 East Southern Ave. C-2 zoning allows the use with the approval of a SUP to allow the storage of vehicles for the purpose of rental pick up and drop off.
- Advantage Rent a Car desires to conduct business from these neighborhood locations in order provide a more environmentally friendly service that will also make the agency more accessible to customers.
- The total area of tenant space is 1173 sf, which will have 5 permanent employees and will provide training of other employees up to but not exceeding 12 people. The hours of operation are to be 7am to 6pm Monday thru Friday, 8am till 2pm on Saturday.
- Cross Access and Reciprocal Parking Agreements are in place which will provide overflow parking to the tenant if needed during heavy customer traffic days which is commensurate with the parking standards originally required of the overall group commercial center after taking into account for the surplus of vehicles for the rent a car center.

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Case No.: ZA07-086

Location: 3353 North Greenfield Road

Subject: Requesting a Special Use Permit (SUP) to allow an automobile service station in the M-1 zoning district.

Decision: Approved with the following conditions.
1. Compliance with the submitted Site Plan & Landscape Plan.
2. Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.

Summary: Gerry Karcher, represented the SUP request, noting that he did not have additional information to present and his agreement with the staff recommendation. Mr. Gendron discussed the operation of the fueling station, confirmed that it would be a card-lock facility, and noted safety measures in place. Mr. Hash provided a staff report and recommendation. Mr. Gendron noted the compatibility of the use with surrounding properties in approving the request.

Finding of Fact:

- A Special Use Permit (SUP) is required for the operation of all fueling stations manned or unmanned with the City of Mesa. This SUP allows the operation of a 2,760 SF canopy with seven fuel dispensers, three covered and four uncovered dispensers, and two underground storage tanks.
- The fueling station will be a wholesale/commercial, for members only, card-lock, and fuel sales facility designed for local use of commercial vehicles. The site is designed in a manner to accommodate large commercial vehicles, which require large amounts of room to maneuver with large turning radiuses.
- The company developing and controlling the fueling station has and operates several unattended fueling stations across the State of Arizona from their Headquarters here in Mesa.
- This fuel station will be located in the Falcon Industrial Park and, is compatible with the surrounding area, which is comprised of primarily industrial uses, and will provide a service to those individuals working and delivering in the area.

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There being no further business to come before the Zoning Administrator, the hearing adjourned at 02:03 p.m.

The cases for this hearing were recorded and are available upon request.

Respectfully submitted,

John S. Gendron
Hearing Officer

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